

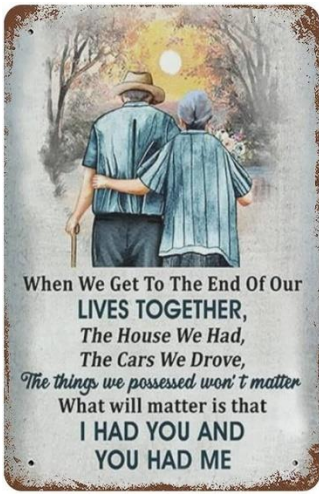


## Senior Citizens Day Wednesday, 21 August 2024

Senior Citizens Day is observed on August 21st to commemorate the elderly and appreciate them for being the pillars of our community.

We often seek wisdom and guidance from older people and learn valuable lessons from their life experiences. Senior citizens are known for their generosity and willingness to assist us in times of need. That's why we dedicate a day to celebrate and honor them.

### History of Senior Citizens Day



On August 19, 1988, President Ronald Reagan issued proclamation number 5847 declaring August 21 as National Senior Citizen's Day. In this proclamation, President Reagan says: "For all they have achieved throughout life and for all they continue to accomplish, we owe older citizens our thanks and a heartfelt salute".

Reagan thought it important to have a day to celebrate the achievements of Senior Citizens and to thank them for all the support they give society and their communities.

### Who are Senior Citizens

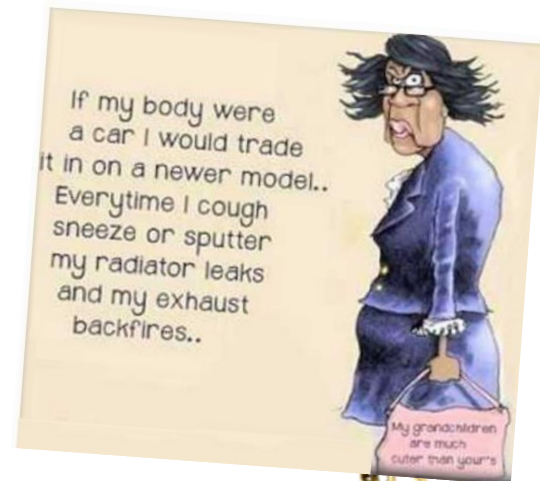
There is no universal definition of a "senior citizen" that applies to all contexts. The term generally refers to individuals who are older and have reached a particular age milestone, but the specific age can vary depending on the context, and changes too as life expectancy increases. When it comes to certain government programs and benefits, such as Medicare, individuals typically become eligible at age 65. In the context of retirement, individuals may start considering themselves as senior citizens upon reaching the traditional retirement age of 65 or when they become eligible for Social Security benefits.

### Most Common Regrets in Life

1. Too much time spent stressing + worrying
2. Caring too much about others opinions
3. Not taking any risks that might result in a great reward
4. Too little time with loved ones
5. Too much living life to please others
6. Not enough living in the present moment
7. Not letting go of past anger and resentment
8. Not enough play, joy, laughter, happiness
9. Too little time expressing genuine emotions
10. "Not enough saying how I really feel"
11. "Not enough following my heart"



- ❖ 61 Homes in Kensington are Seniors
- ❖ 64 Average Age (drop since 2022 63)
- ❖ 17 Years Living in Kensington
- ❖ 19 Kids under 18 (up since 2022)



"Growing old is mandatory; growing up is optional."

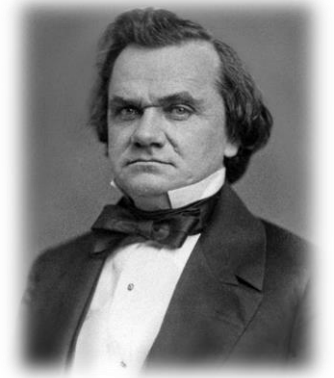


# factoid

## Douglasville is named for Senator Stephen A. Douglas of Illinois.

The Town of Douglasville was established by the Georgia General Assembly on February 25, 1875.

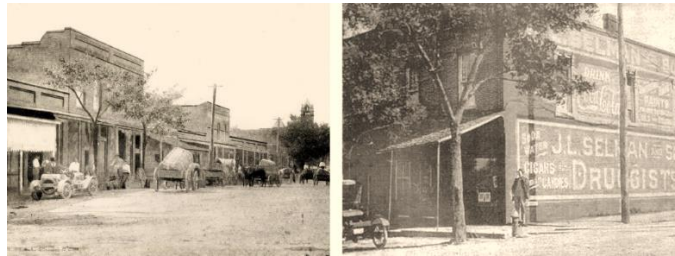
Known as “**the Little Giant**” because his political stature far exceeded his height of five-foot-four, Illinois senator Stephen A. Douglas remained a prominent national figure from his first election to the Senate in 1847 until his death in 1861. When the Compromise of 1850, an omnibus bill proposed by Henry Clay, seemed on the verge of collapse, Senator Douglas took the bill apart and built separate coalitions around each of its key provisions, ensuring its passage and holding the Union together. Douglas then undid his own handiwork by promoting the Kansas-Nebraska Act in 1854. Designed to promote expansion into western territories, the act further divided the nation over the issue of slavery, spurred the creation of the modern Republican Party, and hastened the rise of Abraham Lincoln. In 1860 Douglas was one of four major candidates for the presidency, running on a Northern Democratic ticket, but he lost the election to his old rival, Abe Lincoln. When Confederates fired on Fort Sumter in April 1861, Douglas put aside old rivalries and joined Lincoln to support the Union cause. “There can be no neutrals in this war,” he declared, “only patriots and traitors.” As Douglas rallied Northern Democrats to support the president, his health steadily declined. He died in his hotel room on June 3, 1861, at the age of 48.



(1915 below)



(1885)



Today & Tomorrow <https://www.georgiatrend.com/2024/03/31/douglasville-douglas-county-lights-camera-action>



DOUGLASVILLE'S GREYSTONE AMPHITHEATER PICTURED **ABOVE** CELEBRATED WITH AGC BUILD GEORGIA MERIT AWARD FOR CONSTRUCTION EXCELLENCE

### Kensington, Douglasville

- **\$128K** Average household income
- **53** Average age
- **96%** Are homeowners

### DOUGLASVILLE FACTOIDS "Graymatter...that matters"!

- [https://www.city-data.com/income/income-Douglasville-Georgia.html#google\\_vignette](https://www.city-data.com/income/income-Douglasville-Georgia.html#google_vignette)
- <https://media.zoomprospector.com/common/helpers/PDFGenerator.ashx?type=PDF&ID=1ea808b4-9c48-4507-983e-edc3235ecc22&map=true&reporttype=COMMUNITIES&sst=douglascountyga>
- <https://media.zoomprospector.com/common/helpers/PDFGenerator.ashx?type=PDF&ID=92e4c77a-8a28-4d4a-a6f1-a424e60d39ff&map=true&reporttype=COMMUNITIES&sst=douglascountyga>

# KENSINGTON OWNERS ASSOCIATION

## Perspective On Reserve\$

**Capital Reserves Are:** Association reserve funds are saved for future repair or replacement of capital items in our community that the board of volunteers is charged with maintaining (CC&Rs).

**Capital Reserves Are Not:** Funds intended for routine maintenance costs or day-to-day operating expenses of the association.

**Examples:** The following are just a few examples of capital items:

- Pools
- Pool Gate (FOBS/General Repairs **OpenPath**)
- Tennis courts
- Roofing Pool Pumproom/restrooms & Portico (*the next major repair to be considered by the board*)

**Adequate Reserves:** Sufficient funds available to meet current costs of repair or replacement of association capital items and a funding plan to meet future capital needs as determined by your board. Currently we have \$20,000 in reserves.

### Why Reserve?

Funding the reserves over time spreads out the expense of repairing or replacing capital items, equitably spreading these costs among Kensington owners. Adequately funding reserves can reduce the need for future special assessments and budget increases. **KEY:** *Our reserves help maintain or improve everyone's property values, some may say KENSINGTON CURB APPEAL.*

### I am asked this question a lot: How Much to Reserve?

A Reserve Study evaluates the current status of the association's reserves and identifies a funding plan to address the future reserve needs of the association. Kensington has not done a Reserve Study ever! When you elected me, I did a thorough in-house review based on 2020 materials and the potential "life cycle."

#### Example Physical Analysis:

- Identify capital items (new roof @ the pool TBD) Currently being quoted.
- Determine effective age.
- Determine estimated remaining useful life.
- Cost would need to be adjusted for 2024 inflation.

*The boards used the money saved from being managed (CMA) to self-manage to accomplish many things in our operating budgets, **without using any Reserve funds**. Prudent use of the budget allowed us to make many improvements over the last three years.*

### Financial Analysis

- Determine current reserves (\$20,000) All reserve funds come out of our yearly dues (currently \$500 annually).
- Estimate repair or replacement costs of all capital items. All services/repairs are quoted.



# COVENANTS & RESTRICTIONS

Homeowners' association CC&Rs are, in essence, the rules of a community. They describe the HOA's obligations and rights to its members and vice versa. They are often referred to as homeowner association covenants or simply covenants. An association's CC&Rs are recorded and filed officially with the state of Georgia.

You can view the FULL VERSION of the CC&R, "Pages & Links" tab, if you need a copy I have it in PDF format. Hopefully, this will help to bring about a better understanding of what is required of each of us within our KOA community.  
<https://www.kensingtonowners.com/documents>

The following is a simplification of our HOA restrictions, as they are laid out, by the Articles in the CC&Rs. This simplification is intended to help you get through the rather confusing legal jargon that originated from the developer with consultation from the law firm of Dorough & Dorough. This snapshot is just that, and it is not intended to, nor does it replace the actual verbiage in the CC&Rs.

## Article 5.2 Owner's Responsibility

All

owners shall maintain such lot in a manner consistent with the Community-Wide Standard to include the following: prompt removal of all litter, trash, refuse, and waste; **lawn mowing regularly; tree and shrub pruning**; watering landscaped areas; keeping improvements, and exterior lighting in good repair and working order, keeping lawn and garden areas alive, free of weeds, and attractive; keeping driveways in good repair.

The Owner shall have **ten days after receipt of such notice** within which to complete such maintenance, repair, or replacement, or, if such maintenance, repair, or replacement is not capable of completion within ten days, to commence such work which shall be completed within a reasonable time. If any Owner does not comply with the provisions hereof, the Association may provide any such maintenance, repair, or replacement and all costs thereof shall be assessed against the owner.

## Article 7.4 Vehicles

Parking. Vehicles shall be parked only in appropriate parking spaces serving the Lot or other designated areas, if any. No on-street parking, other than in connection with special events as approved by the Board of Directors, shall be permitted within the Community. All parking shall be subject to such rules and regulations as the Board may adopt. The term "vehicles," as used herein, shall include, without limitation, motor homes, boats, trailers, motorcycles, mini-bikes, scooters, go-carts, golf carts, trucks, campers, buses, vans, and automobiles.



*I have great respect for the past. If you don't know where you've come from, you don't know where you're going.*

*I have respect for the past, but I'm a person of the moment.*

*I'm here, and I do my best to be completely centered at the place I'm at, then I go forward to the next place.*

Maya Angelou





## Article 6 Architectural Standards

**6.1 General.** No exterior construction, alteration or addition of any improvements of any nature whatsoever (including, without limitation, staking, clearing, excavation, grading, filling, construction of impervious surface, building, exterior alteration of existing improvements, change in the exterior color of any existing improvement and planting and removal of landscaping materials), shall be commenced or placed upon any part of the Community unless, installed by the Declarant or an affiliate of the Declarant, approved in accordance with this Article, or otherwise expressly permitted under this Declaration. Any Owner may remodel, paint or redecorate the interior of structures on the Lot without approval hereunder. However, modifications to (he interior of porches, patios and similar portions of a structure visible from outside the Lot shall be subject to approval. No approval shall be required to repaint the exterior of a structure in accordance with the originally approved color scheme or to rebuild in accordance with originally approved plans and specifications. This Article shall not apply to the activities of the Declarant, affiliates of the Declarant, nor to improvements to the Common Property by or on behalf of the Association. This Article may not be amended without the written consent of the Declarant until (a) the Declarant no longer has the right to unilaterally annex additional property to the Community; and (b) each Lot has been improved with a dwelling for which a certificate of occupancy has been issued.



- The star sign Aquarius is represented by a tiger
- 'A' is the most common letter used in the English language
- ASOS stands for As Seen on Screen
- The Battle Of Hastings took place in 1066
- H&M stands for Hennes & Mauritz
- K is worth four points in Scrabble
- In a deck of cards, the king has a moustache
- When the two numbers on opposite sides of a dice are added together it always equals 7
- In the English language there is no word that rhymes with orange

## 10 Factoids-UNDER 2 Minutes

1. Three presidents, all Founding Fathers—John Adams, Thomas Jefferson, and James Monroe—died on July 4. Presidents Adams and Jefferson also died the same year, 1826; President Monroe died in 1831.
2. The Barbie doll's full name is Barbara Millicent Roberts, from Willows, Wisconsin. Her birthday is March 9, 1959, when she was first displayed at the New York Toy Fair.
3. There actually aren't "57 varieties" of Heinz ketchup, and never were. Company founder H.J. Heinz thought his product should have a number, and he liked 57. Hint: Hit the glass bottle on the "57," not the bottom, to get the ketchup to flow.
4. One of President John Tyler's grandsons is still alive today—and he was born in 1790. How is this possible? President Tyler, the 10th US president, was 63 when his son Lyon Tyler was born in 1853; Lyon's son was born when he was 75. President Tyler's living grandson, Harrison Tyler is 94. Lyon's other son Lyon Jr. passed away in 2020 at the age of 95.

5. The tallest man ever recorded was American giant Robert Wadlow (1918–1940), who stood 8 feet 11 inches. Wadlow's size was the result of an abnormally enlarged pituitary gland.
6. The tallest living man is 39-year-old Sultan Kösen, from Turkey, who is 8 feet, 2.8 inches, who set the record in 2009. His growth is also due to a pituitary issue.
7. The oldest person ever to have lived, a French woman named Jeanne Louise Calment, was 122 years old when she died in 1997.
8. Sliced bread was first manufactured by machine and sold in the 1920s by the Chillicothe Baking Company in Missouri. It was the greatest thing since...unsliced bread?
9. The Earl of Sandwich, John Montagu, who lived in the 1700s, reportedly invented the sandwich so he wouldn't have to leave his gambling table to eat.
10. The first college football game was played on November 6, 1869, between Rutgers and Princeton (then known as the College of New Jersey) in New Brunswick, New Jersey. Rutgers won.



### **The season finale is Wednesday July 31 with Who's Bad (Michael Jackson Tribute)**

- Are you accepting vendors for Wednesday Wind Down?  
No, we are not accepting any vendors at this time.
- Can my band perform?  
Wednesday Wind Down bands are already booked and confirmed. If you are a band interested in being booked for another event, please email Emily Hardaway at [hardawaye@douglasvillega.gov](mailto:hardawaye@douglasvillega.gov).
- Is a ticket required for Wednesday Wind Down?  
No ticket is required. Just show up with your chair and enjoy the show!
- Is outside food allowed?  
No outside alcohol is allowed; however, you are welcome to bring outside food or water/other non-alcoholic drinks.
- Is there seating?  
No, there is no seating at the Amp. Please bring your own chair.
- What if it rains?  
The event is rain or shine. However, in inclement weather and cancellation, all information about cancellation will be put out on city social media pages and our website.
- Where can we find the lineup for Wednesday's Wind Down?  
You can find it on our website- [douglasvillega.gov/wwwd](http://douglasvillega.gov/wwwd).

### **2024 Fall Concert Series *Coming Soon!***

*Our Fall 2024 Concert Lineup will be the best yet! Stay tuned for details but check out all the other City events happening this summer at **GreyStone Amphitheater** at the Douglasville Town Green.*